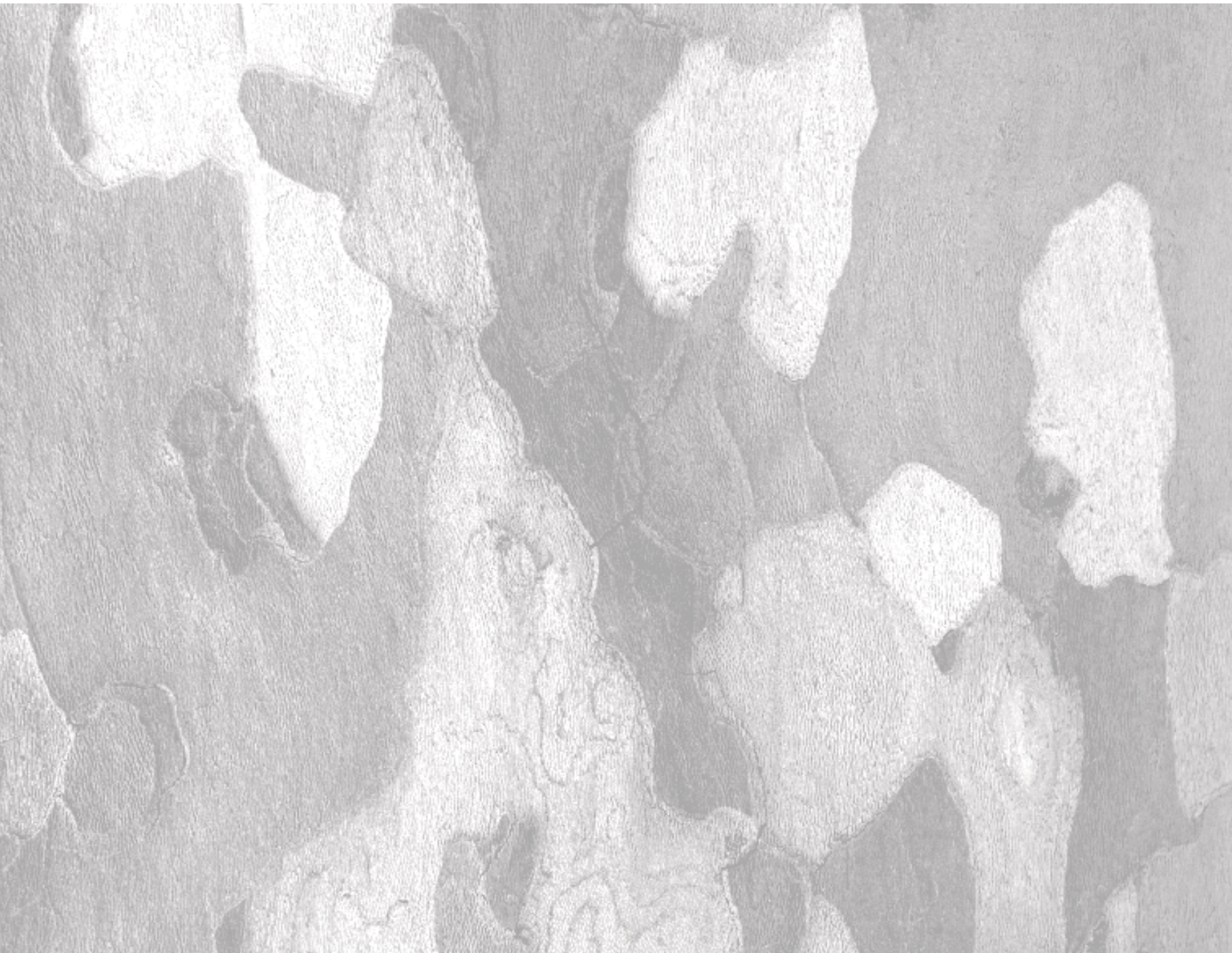




WATERFORD RISE

WARRAGUL'S PREMIER ADDRESS





An aerial view of a park area. In the foreground, there is a pond with reeds and a wooden bench. In the middle ground, there is a large green lawn with several trees, a tall stadium light pole, and a building. In the background, there are more trees and a fence. The sky is blue with some birds flying. Red leaves are visible in the top right corner.

Welcome to Waterford Rise

You are about to experience a little taste of what it's like to live in one of Victoria's fastest growing estates.

Here we have bigger blocks, more open space and grander streetscapes than almost any other comparative masterplanned community in Victoria.

Waterford Rise is Warragul's premier address.

THE WATERFORD RISE **AD/ANTAGE**
*SPACE, FRESH AIR &
A SENSE OF COMMUNITY*



ARTIST IMPRESSION

A community to behold

Enjoy spectacular views of the nearby Western Strzelecki Ranges as you walk the meandering paths and utilise the open green space, ideal for dog lovers, picknickers and relaxers.

That's why more than 40% of our purchasers are from metropolitan Melbourne. Our new residents enjoy space, fresh air and a sense

of community that is hard to find in a modern urban estate.

Waterford Rise is close to everything. A short walk to the retail and café heart of Warragul and 90 minutes by train to the CBD of Melbourne with major shopping centres connected by freeways.



An active lifestyle

Get active! There are numerous sporting options for adults and children alike (netball, football, cricket, soccer, etc). At Waterford Rise and they are all within minutes of your home.

Discover all that the Baw Baw Shire has to offer. Wildlife, walking tracks and picnic areas can be found within the 1040 hectares of natural forest and cleared pastures.

If you are looking for some culture, the West Gippsland Arts Centre is a thriving hub of live entertainment. Catch up with friends before or after the show at local coffee shops, cafés and restaurants.



West Gippsland Hospital



Western Park



Warragul Train Station



Shopping Plaza

THE WATERFORD RISE AD/VANTAGE
TIME TO ENJOY YOUR PURSUITS

MARRABEL PARK

PENALUNA PARK

WATERFORD RISE
SALES OFFICE

WATERFORD RISE
EARLY LEARNING
CENTRE

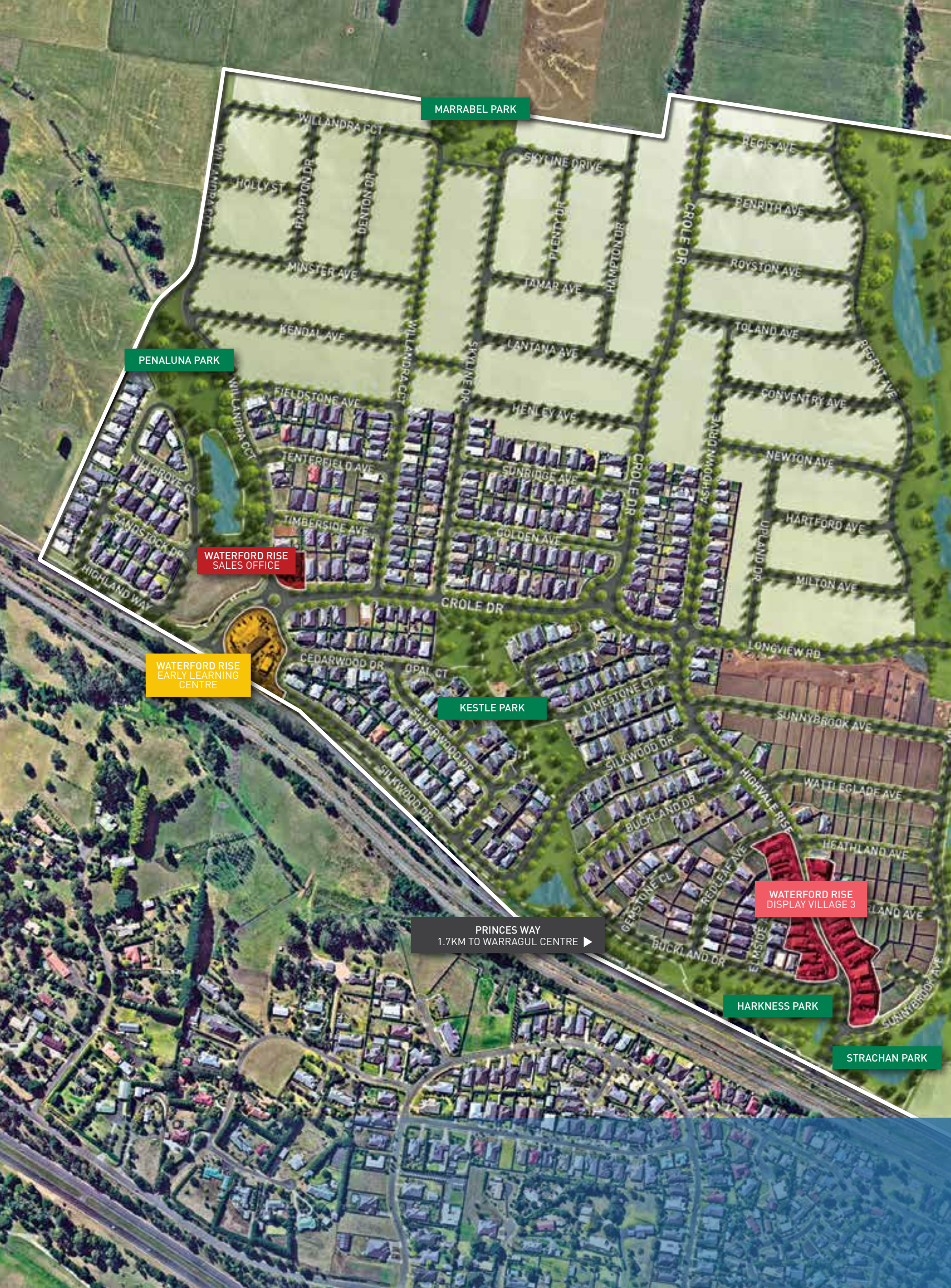
KESTLE PARK

PRINCES WAY
1.7KM TO WARRAGUL CENTRE ▶

WATERFORD RISE
DISPLAY VILLAGE 3

HARKNESS PARK

STRACHAN PARK





Masterplanned family living

Situated on the western edge of Warragul on Princes Way towards Drouin and close to the freeway entrance, it's a perfect location for an estate that's on the move.

Yet it is the scale of the Waterford Rise estate that provides the incredible amenity, with 25 hectares of gardens, wetlands, playing fields and parklands.

Close to sporting facilities, public transport, schools and a planned major new hospital, it is merging into the expanding Warragul township that offers more facilities, entertainment and services as its population grows.

The Warragul area and surrounds offers a range of educational opportunities, with 12 Primary, 3 Secondary and 2 combined schools as well as 3 Training Colleges. There's a host of healthcare providers including the renowned West Gippsland Hospital.

Connectivity for residents is enhanced by the Route 85 bus service through the estate on its way between Warragul and Drouin.



GOLF COURSE

SPORTING OVAL

THE WATERFORD RISE **AD/VANTAGE**
ESSENTIAL AMENITY –
ALL ON YOUR DOORSTEP

← TO MT BAW BAW
1 HOUR 30 MINUTES (87KMS)

← WARRAGUL NORTH
PRIMARY SCHOOL

← ST PAULS ANGLICAN
GRAMMAR SCHOOL

WARRAGUL
COUNTRY CLUB

WATERFORD RISE
LAND SALES OFFICE

WATER
EARL



WARRAGUL
TOWN CENTRE

LOGAN
PARK

WEST GIPPSLAND
HOSPITAL →

WARRAGUL
REGIONAL COLLEGE →

WARRAGUL
PRIMARY SCHOOL

WARRAGUL
TRAIN STATION

MARIST-SION
COLLEGE

WESTERN
PARK

WATERFORD RISE
WETLANDS &
SPORTS PRECINCT

WATERFORD RISE
DISPLAY VILLAGE 3

ST JOSEPH'S
PRIMARY SCHOOL

WATERFORD RISE
COMMUNITY LEARNING
CENTRE

DROUJIN-WARRAGUL ROAD
(PRINCES WAY)



MELBOURNE
APPROX 1 HOUR

THE WATERFORD RISE **AD/VANTAGE**
LOCATION, LOCATION, LOCATION

THE WATERFORD RISE **ADVANTAGE**
ONE HOUR FROM EVERYWHERE



A regional centre of excellence

Warragul is located in the centre of a regional paradise at the entrance to Gippsland and its magical parks, rivers and lakes.

“One hour from everything” is the catchphrase – from ski fields to waterways and lush state forests to miles of golden beaches and central Melbourne.

The regions rural hinterland provides some of the world’s finest natural produce and the laid back population of more than 15,000 people makes

it one of Victoria’s top 20 cities and Baw Baw Shire’s population is expected to grow 50% to more than 60,000 people by 2026.

Frequent express trains connect you to the centre of Melbourne (for work and play) and a four lane freeway by car.

And it is all enjoyed in a temperate climate between the mountains and the sea.



THE WATERFORD RISE
ADVANTAGE

We can save you thousands!

- ✓ Engineered site levels
- ✓ Engineered masonry retaining walls
- ✓ Free fencing
- ✓ Ultra-fast broadband - Free-to- Air TV & Foxtel ready



waterfordrise.com.au 1300 737 094

CROLE DRIVE (OFF PRINCES WAY), WARRAGUL MEL REF 628 B7

While best endeavours have been used to provide information in this advertisement that is true and accurate, Oliver Hume Real Estate Group and related entities accept no responsibility and disclaim all liability in respect to any errors or inaccuracies it may contain. Prospective purchasers should make their own enquiries to verify the information contained herein.

Proudly marketed by:

● **LIVER** ■ **UME**